

**Rampion 2 Wind Farm**  
**Category 4:**  
**Compulsory Acquisition**  
**Land Engagement Reports:**  
**South Coast Nursing Homes**  
**Limited**

**Date: August 2024**  
**Revision A**

Application Reference: 4.6.89

Pursuant to: The Infrastructure Planning (Examination Procedure)  
Rules 2010, Rule 8(1)(c)(i)

Ecodoc Reference: 005279644-01



## Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	09/07/2024	Deadline 5	Carter Jonas	RED	RED
B	01/08/2024	Deadline 6	Carter Jonas	RED	RED

<b>LANDOWNER/ LANDOWNER NAME:</b>	South Coast Nursing Homes Limited	<b>URN on LRT:</b>	005
<b>AGENT:</b>	N/A	<b>Relevant Rep Ref:</b>	RR-357
<b>PROPERTY NAME:</b>	Existing track leading to Eastridge Manor care home, Wineham Lane 0.21 acres of the track within DCO Order Limits (potentially affected by proposed operational access)	<b>Written Rep Ref:</b>	N/A
<b>LANDOWNER:</b>	Category 1 and Category 2 Works 15 – Operational Access.	<b>PLOT No:</b>	33/28, 33/29, 34/1, 34/6, 34/8, 34/9, 34/10, 34/11, 34/12, 34/14

## STATUS

The Landowner owns and operates a residential care home which is situated to the north of the onshore connection works route. The Applicant has been in regular correspondence with the Landowner via telephone and email since August 2021. The Applicant has consulted on a Statutory basis and met with the Landowner at their site offices in Worthing.

The Landowner owns the driveway to the care home, part of which (Plots 34/9, 34/10 and 34/12 as shown coloured blue on the Land Plans Onshore [PEPD-003]), is included within the Order Limits as it is required for operational access (Works No.15) to the proposed cable route.

In addition, the Landowner has rights over land affected by the scheme (Plots 33/28, 33/29, 34/1, 34/8, 34/11, 34/14), as well as rights associated with unregistered land being adopted highway and verge (Plots 34/6, 34/9).

Heads of Terms were issued in December 2023. The Applicant provided a response to a series of queries in December 2023 via email and received signed Heads of Terms later in the month.

Solicitors have been instructed from both sides to progress the agreement in April 2024.

## NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS

- **Heads of Terms were issued in December 2023** and were signed and returned in the same month.
- The Applicant responded to a number of points in **December 2023** via email, with a follow up email in **January 2024**.
- **The Applicant responded to the Landowner's relevant representation (RR-357) on the following points:**
  - **The Equality Impact Assessment**
  - **Noise Impacts (including surveys) and the Code of Construction Practice**
  - **Visual Amenity Impact**
  - **Amenity Impact from Noise**
  - **Mitigation and Compensation**
- Both sets of solicitors were instructed to progress the agreement in **April 2024**.

## PROGRESS OF NEGOTIATIONS TO ACQUIRE LAND RIGHTS FOLLOWING CAH 1

- **A letter providing clarification on Agent's Fees was sent on the 6 June 2024.**
- **The Landowner had already signed Heads of Terms by the time of CAH 1**
- **Draft documents have been prepared and are due to be issued to the Landowner's solicitor**

## LANDOWNER ENGAGEMENT (2021 to 2024)

- The Applicant has been in regular correspondence with the Landowner since **August 2021** as set out in the engagement tracker extract below.
- **An online meeting** was initially held in **August 2021**, introducing the scheme.
- **An in-person meeting** was held at the Landowner's Offices in **August 2022** regarding potential impacts upon the Landowner.
- **Heads of Terms were issued and signed in December 2023** after the Applicant provided a response to a series of queries.

<p><b>IMPACT ON LANDOWNER</b></p> <ul style="list-style-type: none"> <li>The Landowner owns and operates a care home of which <b>part of the driveway</b> is affected by a proposed Rampion 2 operational access.</li> <li>The Landowner is also concerned about the visual and noise impacts on neighbouring property.</li> </ul> <p><b>IMPLICATIONS OF IMPACT</b></p> <ul style="list-style-type: none"> <li>Minimal impact during the operation of the scheme, the Applicant has provided clarification to the Landowner in this regard.</li> <li>During construction, owing to proximity to the cable installation route, if the business operated by the Landowner incurs financial losses that can be shown to be caused as a direct consequence of the temporary use of the land and construction works, claims for compensation will be assessed and considered in accordance with the provisions of the Compulsory Purchase Compensation Code.</li> </ul>
<p><b>PROPOSED MITIGATION</b></p> <ul style="list-style-type: none"> <li><b>No mitigation measures needed during operation.</b></li> <li><b>The proposed cable route is nearby and these temporary construction impacts will be mitigated by measures within the construction method statement with general provision for noise and visual impacts.</b></li> </ul>
<p><b>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</b></p> <ul style="list-style-type: none"> <li><b>Solicitors have been instructed from both sides to progress the agreement in April 2024.</b></li> <li><b>Draft documents are to be issued to the landowner's solicitor</b></li> </ul>

<b>CJ Negotiations/Contact Summary</b>	<b>Date of Contact</b>	<b>Method of Contact</b>
Introductory project letter from Carter Jonas (CJ) Land Referencing.	24/11/2020	Letter
Request for Information (RFI) reminder letter posted	10/06/2024	Letter
s.42 letter posted	14/07/2024	Letter
Intro email from Will Gullett (WG) in respect of the Rampion Windfarm Project.	10/08/2021	Email
WG email correspondence re introduction, surveys and project.	11/08/2021	Email
Email response from Mike Fleming	12/08/2021	Email
WG emails Mike Fleming	13/08/2021	Email
<b>WG introductory MS Teams meeting with Mike Fleming. Project intro, care home intro, survey licence discussion, cable routing and access requirements, timetable and consultation comments.</b>	20/08/2021	Online Teams Meeting
WG sends follow up email to Mike Fleming (MF) and directs him to the Rampion webpage where he can put consultation comments	20/08/2021	Email
WG sends chaser about licence	01/09/2021	Email
WG sends chaser about licence	01/10/2021	Email
WG sends chaser about licence	25/05/2022	Email
WG sends chaser about licence	10/06/2022	Email
WG sends chaser about licence and MF responds - various emails about arranging a site meeting	22/07/2022	Email
WG email correspondence re survey access.	26/07/2022	Email
WG email to Mike Fleming: Bat habitat survey requirement	27/07/2022	Email
Email from WG to Marcus Hazell (MH): Coordinating survey access	28/07/2022	Email

Email from MH: Various emails back and forth between WG over access requirements	29/07/2022	Email
<b>Site Meeting - LT, WG, Mike Flemming and Marcus Hazel at Care Home Offices (Worthing) regarding impacts to carehome.</b>	04/08/2022	Site Meeting at Offices
Email from Lucy Tebbutt (LT) / WG: Requested project to review the proposed construction methodology in and review of noise restrictions in this area with potential mitigation measures	12/08/2022	Email
s.42 letter posted	14/10/2022	Email
<b>Consultation response received by Marcus Hazel re seeking construction assurances.</b>	19/10/2022	Other
Email from WG to MH & MF: Survey and engineering investigations review Rampion 2 onshore cable route, and the identification of potential changes. Targeted consultation with information pack to include plans and letters issued	20/10/2022	Email
LT sends a confirmation email to Marcus Hazell that queries issued to project team.	24/10/2022	Email
Email from WG about noise monitoring surveys	14/02/2023	Email
MH confirms noise surveys can proceed	15/02/2023	Email
WG responds re survey access	17/02/2023	Email
WG emails re noise surveys: Postponed	08/03/2023	Email
Correspondence re survey access between WG and Marcus Hazell	09/03/2023	Email
<b>Email to landowner detailing that the DCO has been submitted</b>	15/08/2023	Email
Email from Nigel Abbott (NA) outlining that DCO has been accepted	08/09/2023	Email
s.56 letter posted	25/09/2023	Letter
<b>KEY TERMS for operational access issued</b>	20/12/2023	Key Terms Issued
MH confirms receipt of the key terms and requests clarification on issues associated with access, trees and key terms consideration	21/12/2023	Email
<b>LT provides answers on issues associated with access, trees and key terms consideration</b>	21/12/2023	Email
LT confirms receipt of South Coast Nursing Homes Limited signed HoTs	23/01/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter

All engagement correspondence referred to within this Land Engagement Report can be provided upon request. Please note: there may have to be redactions in order to comply with confidentiality between parties and GDPR legislation.